

**GULF FRONT LAGOON CONDOMINIUM ASSOCIATION, INC.**  
**AGENDA**  
**4:00 PM**  
**MONDAY, FEBRUARY 17, 2025**  
**500 South Florida Avenue, Tarpon Springs, FL 34689**  
**Join Zoom: [gulffrontlagoon.org](https://gulffrontlagoon.org) — ID: 834 5144 8183 — Passcode: 86809**

- I. Call to Order
- II. Establish A Quorum
- III. Approve and Waive the Reading of the Minutes of the January 20, 2025 Meeting
- IV. Treasurer's January 2025 Report — Doug MacEachen
- V. President's Report — Luby Sidoff
  - A. Roofing Project Update and Timeline
  - B. DBH Air — Offering discounted rate for new HVAC
  - C. Board Assisting AC workers with unit access
  - D. Parking Issues
  - E. Special thanks to Tom and Kevin for on-going repairs on the property
  - F. Broken Water Pipe on 502 Roof
  - G. Streamline complaints and issues around the property
- VI. Ameri-Tech Management Report — Magda Hatka
  - A. Roofing Project — Special Assessment Update and Collection Efforts
  - B. Hurricane Protection Policy — Assist Carla and Luby with required information
  - C. Updating Our GFL Owners' Directory — Assist Carla with Owners' Information
- VII. Old Business
  - A. Roofing Project and AC Update
    - 1. What to Expect During Construction
    - 2. First Installment Billed on February 10<sup>th</sup>
    - 3. Mike Long, FLRCIS, Consultant's Report
  - B. Elevator Issues — Meeting with TKE Rep
    - 504 Lighting in cab
    - 504 Squealing noise
    - 502 First floor down button
    - Call Box change
    - Elevator A/C maintenance
    - Service Contract Renewal
  - C. NaturZone Pest Control
    - Bat Netting
    - Next service and discount Spot treatment for owners
  - D. Update on 502 1<sup>st</sup> and 2<sup>nd</sup> Floor Railings — Ratified
- VIII. New Business
  - A. Board Preparations for Roofing Project in Building 504
    - 1. Inform 504 Owners of 4<sup>th</sup> Floor Ceiling Inspections
    - 2. Lock Box to store all 504 unit keys required for A/C wiring
  - B. Citizens Insurance Inspections Report
  - C. Updating Owners' Information Directory
  - D. Updating Vendor List

- IX. Committee Reports — (See Item IX in Tarpon Club Agenda)
- X. Membership Comments — (See Item X. in Tarpon Club Agenda)
- XI. Adjournment

Submitted by: *Carla Maciag*, Board Secretary